

GENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-24780 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA PARTNERSHIP FOR HOMELESS YOUTH - OWNER: UNIVERSITY BOARD OF REGENTS - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 818 East Sahara Avenue (APN 162-03-801-046 and 059), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 12/05/2007

IF DENIED, P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Protest postcards
7. Submitted after final agenda – Protest/support postcards and support letters
8. Submitted at meeting – Support letters by Mark Fiorentino for Items 25 and 26

Motion made by BYRON GOYNES to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, DAVID STEINMAN, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN EVANS)

NOTE: COMMISSIONER TRUESDELL disclosed that he represents a number of listings located in the notice area and therefore would be abstaining.

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

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MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He provided a brief summary and submitted a list of social services offered by the Nevada Partnership for Homeless Youth. Speaking on both Items 25 & 26, he described the smaller of the two locations as the site that would house the administrative functions of the organization. He stated the plan is to move from the current location, save on rent and still continue to operate from the temporary location. Referencing the second location at 864 East Sahara Avenue, MR. FIORENTINO explained that when the building is finally renovated and completed, all of the drop-in services will be handled at this location. He provided design sketches and estimated a total package of \$1.3 million, inclusive of acquisition and renovation costs. MR. FIORENTINO named numerous contributory agencies, local businesses and prominent citizens, all of whom have contributed time and money to make this project a realization.

MR. FIORENTINO provided copies of letters from the current landowner testifying they have had no problems, and from the John S. Park Association, the Trinity School and an owner of several properties in the area supporting the project. MR. FIORENTINO, in addressing staff's concerns substantiated the hours of operation and emphasized that the Partnership is investing a large amount of money to see this project through.

PENELOPE HARDY, 828 Alhambra Drive, appeared in opposition. She stated that she lives north of the proposed project and has been a resident in that area over twenty years. Her primary concern focused on access to the site and the burden that would be placed on the existing neighborhood. She believed the site would promote a social gathering place that would greatly impact an old neighborhood. ROBERT HACKETT, 828 Alhambra Drive, stated that his neighborhood currently has problems with young people scaling the wall dividing the commercial businesses from the residential area. He felt the purpose and intent of the project is to be commended, but the location is not right.

Speaking in support of the project, JEFF LONG, 1000 E Sahra, complimented the efforts being made to assist young adults in straightening out their lives. Having access to medical clinics he offered medical assistance to the young people who may require medical attention. BOB BELLIS, John S. Parke Association, appeared in support. Having been a project manager for the Nevada Partnership for over two years and involved in building the programs, he ascertained that there has been no impact on the neighborhood at its current location. TODD FARLOW, 240 N. 19th Street, asked whether this is the same organization that previously came before the Planning Commission. No one could provide confirmation.

MR. FIORENTINO offered to meet with those individuals and take them to the existing facility so they could get an idea of the exact services being provided as well as the flow of traffic to and from the site.

COMMISSIONER GOYNES commented on the positive aspects of providing these services to young adults by encouraging self-sufficiency. Referring to the Veolia Bus Company, he noted that the company will accommodate children by providing bus transportation so they can safety

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return to the organization. He promoted the concept of the program and disagreed with the idea that it would create an environment for young people to hang out. COMMISSIONER GOYNES emphasized that the entire program is a serious effort to change young people's lives.

COMMISSIONER STEINMAN stated that in an effort to understand the entire concept of this program, he visited the facility. He expressed his amazement at the organization, how the staff provided assistance, at the same time encouraging the young people to turn their lives around and continue to focus in a positive way. COMMISSIONER STEINMAN stated, without a doubt this project would be a great addition to our community.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 25 and 26.

